



FREDERICK COUNTY PLANNING COMMISSION

October 13, 2010

TITLE: The Goddard School

FILE NUMBER: SP 00-08 (AP#'s 11096 & 11097)

REQUEST: **Site Plan Approval** (Requesting approval for building expansion area; landscaping, setback and parking modifications; and APFO approval)

PROJECT INFORMATION:

LOCATION: Southwest quadrant Carriage Hill and Caledonia Drives
ZONE: Planned Unit Development (PUD)
REGION: Urbana
WATER/SEWER: S-1,W-1 (connected)
COMP. PLAN/LAND USE: Low Density Residential
Phase II Plan Designation: Quasi-public Use

APPLICANT/REPRESENTATIVES: (as applicable)

APPLICANT: Carriage Hill Urbana, LLC
OWNER: same
ENGINEER: Rodgers Consulting Inc.
ARCHITECT: Not Listed
ATTORNEY: Not Listed

STAFF: Stephen O'Philips, Principal Planner

RECOMMENDATION: Conditional Approval

Enclosures:

Exhibit #1: Aerial Photos (#1a & #1b)
Exhibit #2: Site Plan (Sheets 1-10 of 10)

STAFF REPORT

BACKGROUND:

Phase II Plan Requirements: The site of this Revised Site Plan application (for a daycare center) is located adjacent to and north of the existing Centerville Elementary School in the Villages of Urbana PUD at the corners of Carriage Hill Drive and Caledonia Drive. There have been four previously approved Phase II Plans for this PUD--in 1993, 1996, 2000 and 2001--that govern development of this property. By 2001 this 1.6 acre site north of the elementary school had been designated by the Frederick County Planning Commission (FcPc) as a "Quasi-Public Use" site.

Development and Parcel History: The FcPc subsequently approved a Preliminary Plat/Conceptual Site Plan for this daycare center site in February 2002. At the December 12, 2007 public meeting, the Frederick County Planning Commission (FcPc) conditionally approved a (final) Site Plan application for a daycare center subject to the following conditions:

- 1) *Comply with Agency comments as this project moves through the development process, including but not limited to clarifying the square footage of the building; correcting signage data; and adding trees to the Centerville Elementary School property if acceptable to the BOE, and if the trees cannot be planted on the Centerville property, then the Applicant must work out the issue with Staff.*
- 2) *Applicant shall prove (to Staff's satisfaction) that APFO vesting shall have occurred prior to site plan signature, which can then extend the site plan approval period (beyond July 9, 2008) to December 12, 2009.*
- 3) *Work out parking lot modifications (regarding center sidewalk system and modified parking lot setback) according to Staff's comments.*

This site is situated in an area designated as a "Mixed Use Village Center" in the Villages of Urbana PUD. Both this designation and the "Quasi-Public Use" designation give the FcPc authority to modify setbacks and other design standards. In 2007, the FcPc approved a design that allowed for a 35' side yard setback from the storm-water management pond. The daycare center has subsequently been built and operating for about 1 ½ years.

This Site Plan Application: The Applicant now requests Site Plan approval to build a 1,813 sq. ft. addition to the existing structure on the site. The proposed development area of this First Revised Site Plan are subject to the Landscaping, Lighting and Parking Text Amendment revisions that became effective January 29, 2010. The Applicant is requesting modifications of these requirements.

SITE USE, CIRCULATION, PARKING, & UTILITIES:

Land Use and Zoning Review: The parcel is 1.60 acres in size. The Applicant proposes no change to the daycare center use, which was previously approved in December 2007.

Dimensional Requirements/ Bulk Standards: The standard dimensional and bulk requirements for quasi-public uses are as follows:

<i>Use Classification</i>	<i>Minimum Lot Area</i>	<i>Minimum Lot Area per Unit</i>	<i>Lot Width</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Height</i>
<i>Quasi-public use</i>	<i>1 acre</i>	<i>-</i>	<i>N.A.</i>	<i>40</i>	<i>50</i>	<i>N.A.</i>	<i>30'</i>

However, both the “*Mixed Use Village Center*” and “*Quasi-public use*” designations allow the FcPc to modify setback requirements. This particular lot has two front yards and two side yards. In 2007 the FcPc approved a side yard setback of 35’ (in lieu of the standard 50’ side yard setback) from the storm-water management area.

With this revised Site Plan application, the Applicant requests a 28’ side yard setback (in lieu of the standard 50’ side yard setback) from the play fields of the Centerville Elementary School. Section 1-19-10.700.2 (F) (6) of the Zoning Ordinance specifically provides that the FcPc may grant setback variances to quasi-public uses (down to 8’) when the adjoining properties are quasi-public. Schools are listed as quasi-public uses and the Facilities Services Division of the Frederick County Public Schools has specifically indicated they have no objection to the 28’ setback request. DPDR Staff also has no objection to this setback modification request.

However, Note #10 on Sheet 1 needs to be corrected by omitting the first sentence, and adding “For PUD zoning purposes, this is a corner lot...” and Note #11 needs clarification by adding “For quasi-public use purposes, this plan requests a modification....”

Access/Circulation and Road Frontage Improvements: The site was approved with a single, standard commercial entrance off of Carriage Hill Drive in 2007, with no through-access to Caledonia Drive. The Applicant proposes no change to the circulation pattern with this application.

Parking Space and Design Requirements: In 2007 the Applicant met the 35-space parking requirements for this site by providing 37 parking spaces with two handicapped accessible spaces. The Applicant proposed no changes to the parking lot configuration or design with this application.

However, since the 2007 approval, the parking requirements have changed from 1 parking space per employee to 1.5 parking spaces per employee. Based on the increased number of employees and children afforded by the 1,813 sq. ft. addition, the Applicant would be required to have 50 parking spaces. The Applicant requests a modification to allow the existing 37 spaces to fulfill the parking requirements. The Applicant states that the parking lot is generally never full. Both Planning and Traffic Engineering Staff offer no objection to the parking modification requested by the Applicant. The FcPc has the authority under Section 1-19-6.220 (A) (1) and (3) to modify the parking requirement:

(1)An increase or reduction in the number of required parking spaces may be granted by the Planning Commission where the Applicant or Planning Commission authorized representative can demonstrate need based on characteristics of the proposed use, hourly parking demand studies published by the Institute of Transportation Engineers (ITE), or other documentation as approved by the Planning Commission.

(3) When a reduction in the number of required parking spaces is granted, the Planning Commission will determine the extent that an accessible graded and seeded area shall be reserved for future parking.

In this case, the Applicant’s building has been operating for almost 1 ½ years and reliable data based on actual parking demands shows that there is no need for the extra parking. Further, the Staff sees no need to reserve extra ground for future reserve parking.

Bicycle Parking: The Applicant is required to provide one bicycle rack based on the amount of additional square footage being proposed. The Site Plan indicates that one rack has been located to the west of the front door entrance. The Applicant has also provided details showing construction elements.

Loading Area: In 2007 the FcPc granted a modification for a non-exclusive loading space. The Applicant proposed to utilize the drive aisle during non-parent-drop-off/pick-up times. The Applicant cited the infrequent need for loading trucks for the daycare center as the reason that drive aisle lane would work.

Utilities: The parcel is classified as W-1/S-1, meaning that utilities are connected.

ENVIRONMENTAL ANALYSIS:

Open/Green Space and Floodplain Issues: Even with the building addition, the Applicant has provided 55% green area on this lot, which exceeds the 30% of the green area requirements for PUD's.¹

Landscaping: Rather abundant landscaping was approved with the original 2007 Site Plan. However, since that time, new landscape requirements have been adopted. Because this Site Plan application proposes to amend only a portion of this existing, developed site, the Staff has applied the landscaping requirements to the proposed development area of the site, per the Site Plan application. The following lists the new analyses required for landscape designs:

- a) Provide for street tree planting requirements: Adequate street trees have already been provided by the land developer (Natelli Communities). Some of the street trees have died since then, but are under contract for replacement. The amount of existing street trees exceeds the *pro rata* share for the proposed development area of this site.
- b) Provide 20% canopy analysis of parking lot area: The Applicant has not been able to provide 20% canopy coverage for the parking lot because the number of existing utility easements prevent tree planting. The Applicant has, however, amended the landscape design to include more shade trees, providing a 15.7% canopy coverage. The Staff judges that the Applicant has added the maximum amount of shade trees possible without overplanting the site and that the 15.7% canopy coverage is a reasonable amount given the existing site limitations. The Applicant requests a modification to allow less than 20% canopy coverage.
- c) Provide one shade tree and two shrubs for each parking island: The Applicant has not been able to provide a shade tree and two shrubs for five of the parking islands because the number of existing utility easements prevent planting. The Staff judges that the Applicant has added the maximum amount of shade trees possible given the existing site limitations. The Applicant requests a modification to not plant five parking islands with shade trees and shrubs.
- d) Provide for no more than a 10-parking-bay-average by creating additional parking islands: In 2007 the Applicant received approval for a parking lot design with an average bay run of six, which is less than the ten maximum allowed.
- e) Provide parking area screening: In 2007, the Applicant received approval for a landscape design with substantial amount of parking lot screening that meets today's landscape screening requirements.
- f) Demonstrate usage of native species: The Applicant has provided 100% native tree and shrub species for the new landscaping.
- g) Provide buffering and screening along common property lines: In 2007 the Applicant received approval for a tree planting scheme along the elementary school property line. The Applicant proposes to augment those plantings with additional native shrub plantings to provide a more complete screen.

In sum, the landscape planting scheme proposed by the Applicant meets the spirit and intent of the landscape requirements of the Zoning Ordinance given the limitations of the existing site features and provides a fair and adequate response to the proposed development area of the site.

Storm-water Management (SWM) Design: This project met all applicable storm-water management (SWM) requirements with the 2007 approvals. The Applicant has requested an administrative waiver to allow this expansion to continue to comply with the 2000 regulations. Should this waiver be granted, the expansion would meet SWM requirements due to the limited disturbance, and the increase in impervious area was properly accounted for in the initial design.

Forest Resource Ordinance (FRO): FRO plans were approved 2002 that showed preservation of forested riparian stream systems located north of the site. These forest areas were fully protected with deed of easement protection prior to the 2007 original FcPc approval of this private school/daycare center use.

¹ It should be noted that green space for a PUD is evaluated PUD-wide, meaning that open space parcels are included into the calculation of 30% required green space, not just lot-by-lot count.

MISCELLANEOUS DESIGN ISSUES:

Lighting: The Applicant is proposing no changes to the lighting on site. In 2007, the FcPc approved a lighting design that showed less than .5 ft.-candle at points along the periphery of the site. The pole heights are 12' maximum with lateral and upward glare shields.

Signage: In 2007 the FcPc approved a signage allotment for the site, which was approved with building inspections. The Applicant proposes no additional signage with this application.

Trash Dumpster and Recycling: In 2007 the Applicant reported that all on-site trash had pick-up and removal. No changes to trash removal are proposed with this application.

Building Elevations and Height: In 2007 the building was approved with a 28' building height, under the 30' designation for PUD's. The Applicant proposes no change to building height.

ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO):

In General: This project was reviewed and approved in 2007 for potential impacts on schools, water/sewer and roads. This project was determined to generate no impacts on schools, utilities or traffic.

- ❑ **Schools:** The non-residential nature of this project has no impact on public schools.
- ❑ **Water and Sewer.** The Property is currently classified S-1, W-1, meaning facilities are connected to public sewer and public water. The Division of Utilities and Solid Waste Management (DUSWM) has approved the APFO test, indicating no objection.
- ❑ **Traffic:** The traffic engineer has indicated that there is an increase in density and intensity equaling an additional two AM rush hour and up to five afternoon school peak-hour trips (not the evening rush hour of adjacent streets). However, because the two critical am rush hour trips are most likely internal to the PUD, the impact to off-site roads can be considered un-measurable. Therefore, this project is considered exempt from APFO.

OTHER AGENCY COMMENTS:

Agency or Ordinance Requirement	Comment
Engineering Section, DPDR:	Conditional Approval. Provide revised storm drain computation to confirm change.
Transportation Eng., DPDR	Approved.
Planning Section, DPDR:	Conditional Approval, subject to a correction being made in notes #10 and 11.
Life Safety, DPDR	Approved. Emergency Response Information: 1 st Responder: Urbana 2 nd Responder: Hyattstown

Agency or Ordinance Requirement	Comment
Health Department	Conditional Approval. Food control must approve building addition at permit stage.
DUSWM	Conditional Approval. Need to add drafting notes regarding water meter info.
Public Schools	Approved. FCPS has no objection to a modification of the side yard setback adjoining the Centerville ES play fields for the purpose of constructing an addition to the Goddard School in accordance with the Site Plan.

FINDINGS:

The Applicant is requesting approval of Site Plan (AP # 11096) for a building addition (1,813 sq. ft.) and landscaping and parking lot modifications.

The Staff finds that:

- 1) Site Plan approval can be given for a three-year period from the date of FcPc approval.
- 2) This project is exempt from APFO because there are five or fewer critical peak-hour trips generated.
- 3) There are no hydrological components on this site. FRO forest requirements were previously met with preservation of forest along stream system corridors.
- 4) With regard to parking:
 - a) The parking circulation pattern is remaining essentially the same, with adequate sight distance.
 - b) Handicapped requirements were been met with the construction of the parking lot in 2008.
 - c) Bicycle parking requirements have been met with the placement of one bicycle racks located to the west of the front entrance.
- 5) The two landscape and one parking lot modification requests have merit based on limitations caused by existing site conditions and site usage, and the fact that traffic safety is not impaired.
- 6) Based upon the discussion in the report, the Staff finds that the Revised Site Plan application meets and/or will meet all applicable Zoning, Subdivision, APFO and FRO requirements once all Staff and Agency comments and conditions are met or mitigated. With certain conditions of approval added, the Staff offers no objection to approval.

RECOMMENDATION:

Should the FcPc choose to approve this Site Plan application (AP # 11096), the FcPc should also cite the following additional approvals:

- Landscape modifications [§ 1-19-6.400 (D) (1) and (2)]; and
- Parking modification [§ 1-19-6.220 (A) (1) & (3)].

The Staff would recommend adding the following conditions to the approval:

Applicant shall:

- 1) Comply with Agency comments as this project moves through the development process.

Exhibit #1 A

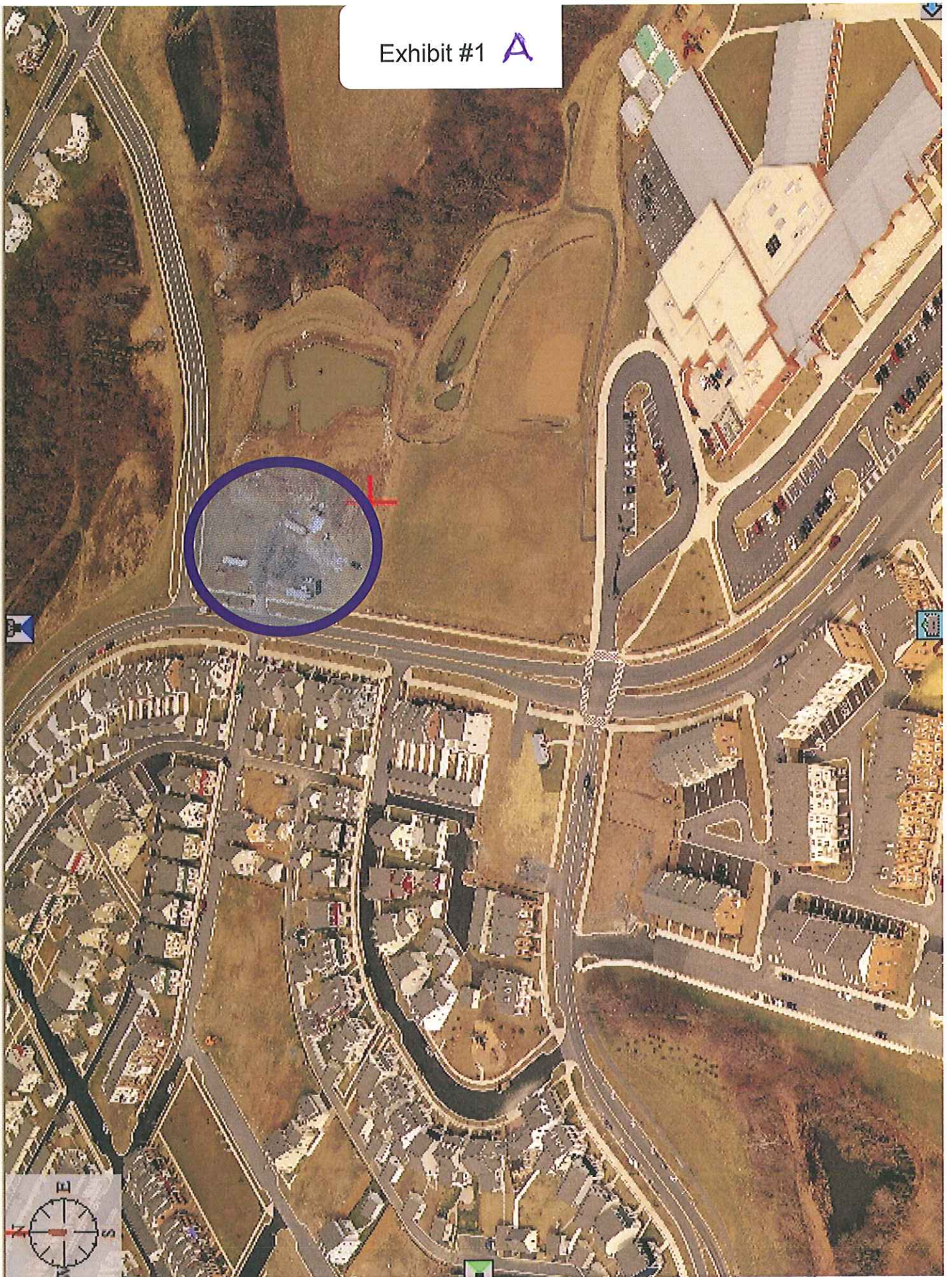


Exhibit #1 B

